



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

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REVISED AGENDA Wednesday, February 8, 2006

ITEM	TIME	ACTION REQUESTED
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NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, February 8th, 2006, Meeting @ 9:30 A.M.

Wednesday, February 15th, 2006 Meeting @ 2:00 P.M.

Board of Appeals

Thursday, February 23rd, 2006, Meeting @ 7:00 P.M.

Council of Governments

TBD

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
<u>9:30 A.M.</u>		
1. <u>MINUTES</u>		APPROVAL
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS</u>		INFORMATIONAL
4. <u>PRELIMINARY PLATS</u>		APPROVAL
<i><u>Pollekoff Property</u></i> - Requesting preliminary plat approval for 34 age restricted single-family lots on 103 acres, located on both sides of MD Rt. 355 at the MD Rt. 75 intersection. Zoned: (R-1) Residential, Urbana Planning Region. Tax Map 106/Parcel 15 File # S-1131; Hansen# 2788 & 2789 (Mark Depo)		
<i><u>Urbana Village Center</u></i> - Requesting preliminary approval for 4 General Commercial lots on 20.7, located on MD Rt. 355 Relocated, south of Rt. 80. Zoned: (GC) General Commercial; Urbana Planning Region. Tax Map 96/Parcel 59 File #: S-1119 Hansen # 3363 (Mark Depo)		
6. <u>MISCELLANEOUS REQUESTS</u>		APPROVAL
<i><u>Brown Addition to Brown</u></i> - Requesting approval for a modification to Section 1-16-7(5) of the Subdivision Regulations to allow a 7.68 acres lot with an existing dwelling unit to be added to an adjoining parcel, and to allow the construction of a new dwelling on an addition parcel, located on the east side of Old Sabillasville Road, north of Cullen Drive. Zoned: Agricultural (A) Thurmont Planning Region. Tax Map 1/Parcels 53 & 2 File #: M-699A Hansen #: 4393 (Mike Wilkins)		

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ITEM	TIME	ACTION REQUESTED
7.		APPROVAL
<u>PRELIMINARY/FINAL PLATS</u>		
<u>Reichs Ford Estates, Lots 12A & 12B</u> - Requesting approval for a resubdivision of an existing lot into two lots in a major subdivision and a modification of Section 1-16-219(C)(2) of the Subdivision Regulations, located on the east side of Beall Drive off of Reichs Ford Road. Zoned: Agricultural (A) New Market Planning Region. Tax Map 78/Parcel 657 File #: S-712 Hansen#: 4352 (Mike Wilkins)		
<u>Barnes Knoll, Section 2; Lots 34-36</u> - Requesting approval for 2 new lots in a major subdivision and a modification of Section 1-16-219(C)(2) and 1-16-236(K) of the Subdivision Regulations, located on the south side of Nor-Ray Circle, off of Browningsville Road. Zoned: Residential (R-1) Urbana Planning Region. Tax Map 97/Parcel 210 File #: S-856 Hansen #: 4267 (Mike Wilkins)		
<u>Huffer Division, Lots 1-4</u> - Requesting approval for a 3 lot+ Remainder major subdivision and a modification of Section 1-16-219(C)(2) of the Subdivision Regulations, located on the west side of Route 550, north of Pine Tree Road. Zoned: Agricultural (A) Walkersville Planning Region. Tax Map 50/Parcel 161 File#: S-941 Hansen#: 4346 (Mike Wilkins)		
8.		APPROVAL
<u>SITE PLANS</u>		
<u>St. Peter the Apostle Church</u> - Requesting approval for renovation and expansion of an existing 33,421 square foot 3 story church on 5.46 acres, located on the northeast corner of Route 75. Zoned: Residential (R-3) Walkersville Planning Region. Tax Map 51/Parcels 74 & 175 File #: SP-90-09 Hansen#: 3768 (Justin Horman)		

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Cramer Subdivision - (Continued from the December 14, 2005 FcPc Meeting) Requesting approval for a 38,100 sq. ft. furniture storage/warehouse building on 9.14 acres, located at the intersection of Mountville Road and Ballenger Creek Pike. Zoned: Light Industrial/Agriculture (LI/A) Adamstown Planning Region. Tax Map 94/Parcel 99 File # 05-21 Hansen # 4039 (Justin Horman)

9. WORKSHOP

RECOMMENDATION

MONROVIA TOWN CENTER PUD -- R-05-06

75-80 Properties, L.L.C., et al, -- requesting 408.91 acres of land be re-zoned from Agriculture (A), R-1 (Low Density Residential), and R-3 (Low Density Residential) to Planned Unit Development (PUD). Located on the east and west sides of MD 75 (Green Valley Road), north of intersection with MD 80 (Fingerboard Road) in the Urbana Planning Region. Project proposed is an active adult, age-restricted community with 1,636 dwelling units, 30,000 square feet of commercial and service uses, as well as civic uses and development amenities. (Denis Superczynski)